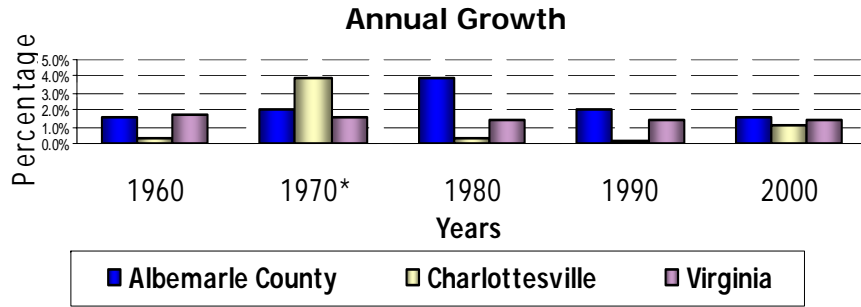


Information Sheet

Population



Population Size

Year	Albemarle County		Charlottesville		Virginia	
	Population	Annual Growth	Population	Annual Growth	Population	Annual Growth
1950	26,662		25,696		3,318,680	
1960	30,969	1.5%	26,427	0.3%	3,966,949	1.8%
1970*	37,780	2.0%	38,880	3.9%	4,651,448	1.6%
1980	55,783	3.9%	39,916	0.3%	5,346,818	1.4%
1990	68,040	2.0%	40,341	0.1%	6,187,358	1.5%
2000	84,186	2.1%	40,099	1.1%	7,078,515	1.3%

Source: U.S. Census

* transfer of population from County to City associated with 1968 annexation.

Vital Statistics

Year	Total Population	Change in Population	Births	Deaths	Natural Increase	Net Migration	% Change due to	
							Natural Increase	Net Migration
1994	74,300	1,900	890	469	421	1,479	22.16%	77.84%
1995	75,900	1,600	855	503	352	1,248	22.00%	78.00%
1996	78,400	2,500	864	526	338	2,162	13.52%	86.48%
1997	79,500	1,100	914	491	423	677	38.45%	61.55%
1998	80,700	1,200	943	494	449	751	37.42%	62.58%
1999	82,900	2,200	1,022	512	510	1,690	23.18%	76.82%
2000	84,186	1,286	1,054	632	422	864	32.81%	67.19%
2001	85,300	1,114	968	574	394	720	35.37%	64.63%
2002	86,700	1,400	973	594	379	1,021	27.07%	72.93%
2003	88,100	1,400	1,018	507	511	889	36.50%	63.50%
2004	89,600	1,500	960	598	362	1138	24.13%	75.87%
2005	90,400	800						

Source: Welden Cooper Center for Public Service; Virginia Department of Health;

*Provisional Estimate

Geography

Albemarle County occupies approximately 726 square miles (465,040 acres) in the Northern Blue Ridge and Northern Piedmont of Virginia.

The majority of the County lies in the Middle James River Basin, which includes the James, Rivanna, and Hardware rivers and smaller tributaries.

Altitudes range from 235 feet, where the Rivanna crosses the County's



eastern border, to 3,389 feet on Big Flat Mountain in the northwest.

The area has warm, humid summers and generally mild winters. Average annual precipitation is 47 inches. Average annual snowfall is about 24 inches.

At the center of the County is the independent city of Charlottesville. The County's urban areas include the Development Area around Charlottesville, as well as the Village of Rivanna and the Community of Crozet.

About 663 square miles of the County are in the Rural Areas. Local farms benefit from several high-quality soils especially suited to cultivated crops, hay, orchards, vineyards, and pasture. The typical growing season is 210 days.

Over 60 percent of the County is forested. The most common forest types are oak-hickory, oak-pine, and loblolly-shortleaf pine.

Albemarle has a wealth of historic resources, including prehistoric archaeological sites, Monticello, Ash Lawn-Highland, and the University of Virginia. Four sites are National Historic Landmarks, and Monticello and the University of Virginia's "Academical Village" are on the World Heritage List.

Housing

Albemarle County Housing Stock Through December 2006

	Total Number of Dwelling Units
Single-family	24,544
Single-family Townhouse	2,420
Single-family Attached	1,294
Duplex	315
Multi-family	7,138
Mobile Homes	1,922
Total	39,961

Source: County of Albemarle, Dept. of Community Development.

Distribution of New Dwelling Units by Issued Building Permits

Year	Single-family	Single-family Attached	Single-family Town-house	Duplex	Multi-family	Mobile Homes	Accessory Apts.	Total New Dwelling Units
1995	458	52	47	0	0	28	11	596
1996	494	40	45	0	226	29	1	835
1997	556	56	32	2	208	49	2	905
1998	559	63	42	0	184	18	8	874
1999	601	81	58	0	0	27	3	770
2000	540	65	6	0	0	26	13	650
2001	437	54	45	0	295	33	11	875
2002	589	53	126	0	922	17	13	1,720
2003	534	56	49	0	417	11	12	1,079
2004	484	31	39	0	19	15	11	599
2005	556	12	141	0	98	16	7	830

* Accessory apartments were not tracked in 1994.

Source: Building Reports, County of Albemarle.

- The total number of families awaiting general housing assistance from the County as of October 2006 is 696. Approximately 410 families are currently being assisted, either with rental or project-specific assistance.
- In the third quarter of 2006, the median sales price of homes in the County of Albemarle was \$309,000. The median sales price of homes in the City of Charlottesville during this period was \$221,000.
Source: Charlottesville Area Association of Realtors.

Education

Student Enrollment

Year	Number of Students			
	Elementary (K - 5)	Middle (6 - 8)	High (9 - 12)	Total (K - 12)
1994	5,310	2,602	2,977	10,889
1995	5,414	2,616	3,093	11,123
1996	5,478	2,689	3,177	11,344
1997	5,568	2,701	3,375	11,644
1998	5,677	2,780	3,524	11,981
1999	5,751	2,814	3,622	12,187
2000	5,704	2,847	3,686	12,237
2001	5,773	2,853	3,745	12,371
2002	5,423	2,976	3,843	12,242
2003	5,447	2,977	3,869	12,320
2004	5,698	2,969	3,768	12,460
2005	5,631	2,943	3,914	12,488

Source: Albemarle County Schools.

Albemarle County Staffing Ratios 2004-05

Grade	Staff : Student Ratio
K - 3	20.25:1
4 - 5	21.65:1
6 - 8	22.37:1
9 - 12	22.70:1

Source: Albemarle County Schools.

Note: "Staffing" includes regular education teachers; specialty teachers such as fine arts, practical arts, and health/P.E. teachers; and teaching assistants. (Special Education, Title I and other federally funded positions are not included.)

Dropout Rate: Grades 9 - 12

Year	Albemarle	Virginia
1997 - 98	3%	4%
1998 - 99	2%	3%
1999 - 00	2%	4%
2000 - 01	1%	N/A
2001 - 02	1%	N/A
2002 - 03	1%	N/A
2003 - 04	1%	2%
2004 - 05	1%	2%

Source: Albemarle County Schools and Virginia Dept. of Education.

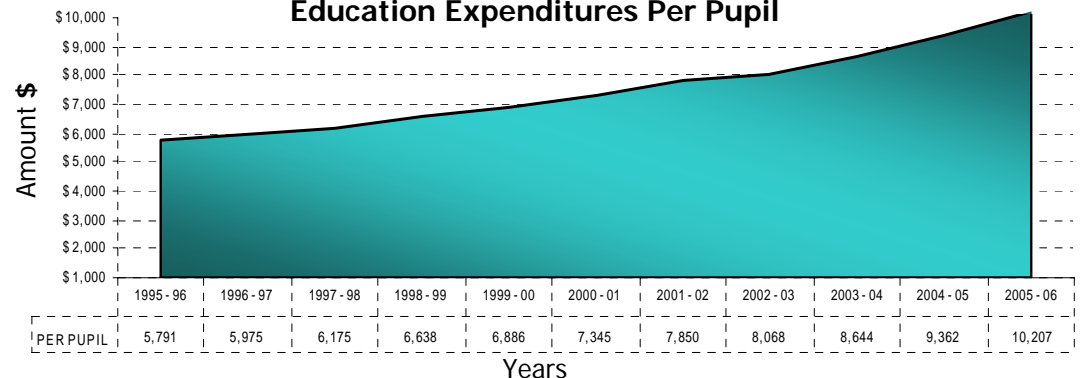
Albemarle County School Facilities

16 elementary schools
5 middle schools
3 comprehensive high schools
1 alternative high school
1 special needs school

Source: Albemarle County Schools.

Albemarle County students also have access to programs at the Charlottesville-Albemarle Technical Education Center (CATEC), which is jointly operated with the Charlottesville City Schools.

Education Expenditures Per Pupil



Enrollment is as of September 30th for each school year. *2005 - 06 are projected.

Source: Albemarle County Schools.

Employment and Income

Albemarle County Labor Force

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Employed	37,317	37,326	39,308	39,479	38,032	37,873	37,664	37,823	45,695	48,143
Unemployed	810	648	463	453	534	714	877	1,041	1,196	1,095
Total Labor Force	38,127	37,974	39,771	39,932	38,566	38,587	38,541	38,864	46,891	49,239
Unemployment Rate	2.1%	1.7%	1.2%	1.1%	1.4%	1.9%	2.3%	2.7%	2.6%	2.2%

Source: Estimated Labor Force Data, Virginia Employment Commission.

Albemarle County Wage Distribution by Industry

(Annual average weekly wage, in dollars, per worker)

Industry	1998	1999	2000	2001	2002	2003	2004	2005
Agriculture, Forestry, Fishing and Hunting	397	399	430	411	429	438	441	441
Mining	726	730	748	786	840	985	987	921
Construction	525	547	571	583	589	618	650	679
Manufacturing	741	790	845	881	854	971	958	983
Wholesale Trade	651	717	768	832	854	841	895	885
Retail Trade	395	476	478	441	459	462	481	501
Transportation and Warehousing	520	516	526	542	573	572	610	644
Information	576	669	642	636	756	813	972	1020
Finance and Insurance	627	659	707	851	880	971	997	1123
Real Estate	492	422	528	574	585	646	730	799
Professional and Technical Services	717	723	746	798	847	890	840	901
Management of Companies and Enterprises	NA	NA	NA	NA	850	NA	950	1026
Administrative and Waste Services	272	324	359	366	385	371	460	504
Educational Services	706	698	785	795	783	801	840	NA
Health Care and Social Assistance	626	612	675	705	722	743	773	838
Arts, Entertainment, and Recreation	339	385	428	411	443	415	445	447
Accommodation and Food Services	247	264	282	275	280	282	290	297
Other Services	432	466	503	542	573	594	624	652
Average weekly wage	499	553	589	613	650	671	719	745

Source: Virginia Employment Commission.

Median Household Income

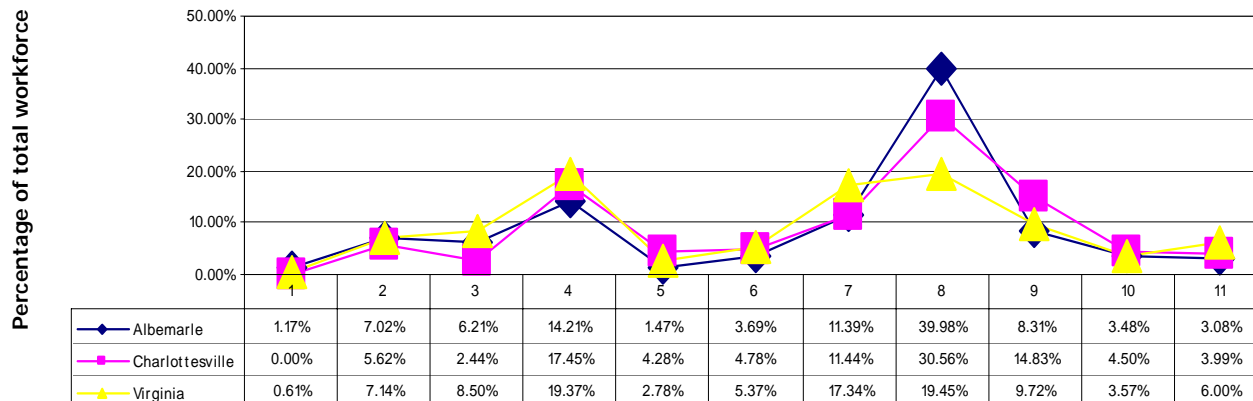
Year	Albemarle County		Virginia
	Income Amount	Index*	Income Amount
2000	\$53,263	113%	\$47,163
2001	\$51,783	103%	\$50,241
2002	\$52,365	106%	\$49,631
2003	\$52,967	97%	\$54,783
2004	N/A	N/A	\$51,438
2005	N/A	N/A	N/A

*State average equals 100%.

Source: Virginia Employment Commission: Virginia's Electronic Labor Market Access.

2004 Employment by Industry

Data for 2005 unavailable.



1 = Natural Resources and Mining 2 = Construction 3 = Manufacturing 4 = Trade, Transportation, and Utilities
 5 = Information 6 = Financial Activities 7 = Professional and Business Services
 8 = Education and Health Services 9 = Leisure and Hospitality 10 = Other Services 11 = Public Administration

Source: Virginia Employment Commission.

2005 Albemarle County Tax Rates

Real Estate	\$0.74 per \$100
Personal Property	\$4.28 per \$100

Source: County of Albemarle Dept. of Finance.

Retail and Tourism Generated Income

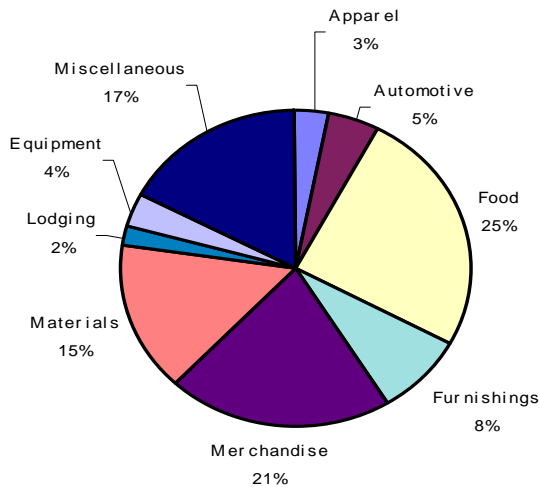
Retail Sales (Taxable Sales, in dollars, by Business Classification)											
Year	Apparel	Automotive	Food	Furniture and Home Furnishings	General Merchandise	Building Materials	Lodging	Machinery and Equipment	Other and Miscellaneous	Total Retail Sales	Change
1995	66,882,045	37,644,571	168,189,890	71,411,041	119,239,061	77,564,661	17,207,476	17,488,344	112,778,047	688,405,136	7.8%
1996	71,244,098	33,937,411	184,124,715	63,904,458	120,451,684	80,863,466	15,642,843	23,657,764	126,986,601	720,813,040	4.7%
1997	38,935,811	34,638,819	187,151,679	69,242,217	154,801,825	90,651,294	16,843,828	24,287,272	143,188,828	759,741,573	5.4%
1998	34,795,202	35,892,846	176,502,210	65,732,338	169,088,896	98,647,089	17,931,979	25,644,697	149,297,851	773,533,108	1.8%
1999	25,438,863	37,416,247	204,264,848	74,774,986	172,005,379	123,006,065	19,823,052	36,461,158	178,097,631	871,288,229	12.6%
2000	31,368,035	50,663,186	214,987,139	81,212,872	208,891,939	116,755,164	21,131,022	35,986,450	163,190,919	924,186,726	6.1%
2001	33,057,780	42,059,451	213,657,683	75,594,847	202,505,507	123,342,956	20,383,474	33,017,379	176,233,890	919,852,967	-0.5%
2002	34,240,560	43,756,646	231,061,992	78,549,010	209,567,208	69,792,253	18,092,441	32,889,997	171,397,457	965,334,541	4.9%
2003	33,742,393	49,096,591	256,243,668	89,319,866	219,104,316	141,124,633	21,735,316	41,487,490	182,202,618	1,034,056,891	7.1%
2004	37,509,106	49,111,097	272,292,059	87,513,629	227,249,445	164,775,034	20,998,685	40,833,201	185,675,844	1,105,901,493	6.9%
2005*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation.

*Taxable Sales by Business Classification for the Fiscal Year 2005 will not be made available.

2004 Retail Sales

Data for 2005 unavailable.



Source: Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation.

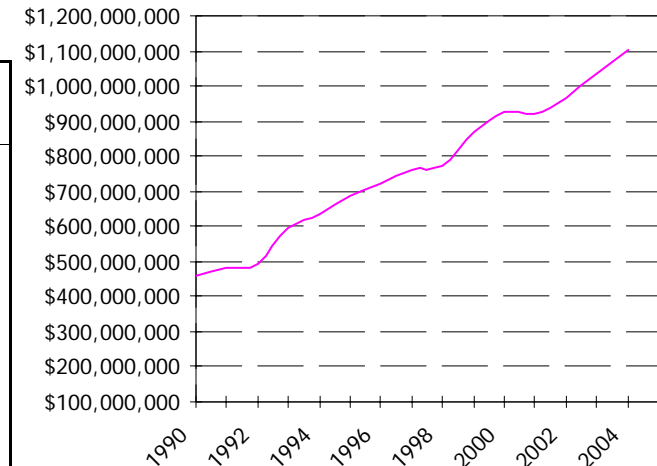
Tourism

(Traveler Expenditures and Travel Generated Employment)

Year	Traveler Expenditures	Change	Percent of Total Retail Sales	Travel Generated Employment	Change
1995	\$136,510,000	5.3%	19.8%	2,640	3.5%
1996	\$144,330,000	5.7%	20.0%	2,660	0.8%
1997	\$162,810,000	12.8%	21.4%	3,110	16.9%
1998	\$136,764,000	-16.0%	17.7%	2,510	-19.3%
1999	\$153,055,000	11.9%	17.6%	2,546	1.4%
2000	\$166,364,351	8.7%	18.0%	2,678	5.2%
2001	\$169,856,111	2.1%	18.5%	2,821	5.3%
2002	NA	NA	NA	NA	NA
2003	\$172,697,351	NA	16.7%	2,434	NA
2004	\$189,233,741	9.6%	17.1%	2,483	2.0%
2005	\$212,306,588	12.2%	19.3%	2,587	4.2%

Source: Source: Virginia Tourism Corp.

Albemarle County Sales Trends



Source: Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation.

